

Application No. UP-661-05, The Hertz Corporation: Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 12, No. 5(a)) of the York County Zoning Ordinance, to authorize an auto rental establishment of approximately 1,900 square feet with associated rental car storage in the Liguria Retail Center located at 2021 Richmond Road. The property is located on the north side of Richmond Road (Route 60) approximately 850 feet west of its intersection with Governor Berkley Road. The property, further identified as Assessor's Parcel No. 5-48, is zoned GB (General Business) and is designated for Limited Business development in the Comprehensive Plan.

Ms. Amy Parker, Senior Planner, summarized the staff report to the Commission dated February 28, 2005 in which the staff made a recommendation of approval. **Mr. Davis** asked if adequate parking would be available to serve other business lessees in the center. **Ms. Parker** explained that the amount of available parking would be the determining factor for types of future tenants. There would be enough parking for a mix of high- and low-volume retail or office uses.

Chair Simasek opened the public hearing.

Mr. Michael Perry, 317 Constance Drive, Chesapeake, spoke for the applicants. **Mr. Perry** stated the proposed business would lease automobiles to the public and would not perform any maintenance or repairs to the cars while on the lot. He assured there would be adequate parking for any remaining retail lessees.

Mr. Hamilton asked if there would adequate space left to negotiate the turn-around of a tow truck in the parking lot. **Mr. Perry** said there is enough room for a tow truck to turn around and load a car in the assigned parking area.

Responding to **Mr. Ptasznik's** questions about maintenance such as vacuuming or washing vehicles on site, **Ms. Kelly Royal**, Hertz Corporation, 1303 Westover Avenue, Norfolk, said the staff would only vacuum the cars' interiors but no washing or major cleaning would be done on the premises.

Mr. Simasek closed the public hearing.

The members generally supported the application, seeing it as an improvement for the area and a suitable site for an automobile leasing operation.

Mr. Hamilton moved adoption of proposed Resolution PC05-13.

PC05-13

On motion of Mr. Hamilton, which carried 7:0, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE
PERMIT TO AUTHORIZE AN AUTO RENTAL ESTABLISHMENT WITH
ASSOCIATED RENTAL CAR STORAGE AT 2021 RICHMOND ROAD

WHEREAS, Hertz Corporation has submitted Application No. UP-661-05, which requests a Special Use Permit, pursuant to Section 24.1-306 (Category 12, No. 5(a)) of the York County Zoning Ordinance to authorize a 1,900-square foot auto rental establishment with associated rental car storage in the Liguria Retail Center located at 2021 Richmond Road (Route 60) and further identified as Assessor's Parcel No. 5-48; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 9th day of March, 2005 the Application No. UP-661-05 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize a 1,900-square foot auto rental establishment with associated rental car storage in the Liguria Retail Center located at 2021 Richmond Road (Route 60) and further identified as Assessor's Parcel No. 5-48; subject to the following conditions:

1. This use permit shall authorize a 1,900-square foot auto rental establishment with associated rental car storage located at 2021 Richmond Road (Route 60) and further identified as Assessor's Parcel No. 5-48.
2. The subject use shall be in substantial conformance with the sketch plan submitted by the applicant titled "Hertz @ Liguria Retail Center," dated 1/14/05, prepared by MSA, P.C. and received by the Planning Division on January 13, 2005.
3. Any signage associated with the use shall be installed in compliance with all applicable requirements of the Zoning Ordinance.
4. Prior to issuance of a Certificate of Occupancy for the proposed use, a detailed parking tabulation for the retail center shall be submitted to and approved by the Department of Environmental and Development Services. The tabulation shall take into account all current uses as well as the proposed use with their corresponding parking requirements.
5. Rental car storage shall be limited to parking spaces located along the rear property boundary as shown on the plan referenced in Condition #2 above. Rental car storage spaces shall be identified on-site with appropriate signage meeting requirements of Section 24.1-702 of the Zoning Ordinance.

6. There shall be no service or repair of rental cars on-site.
7. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.
